



FILE 2  
SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

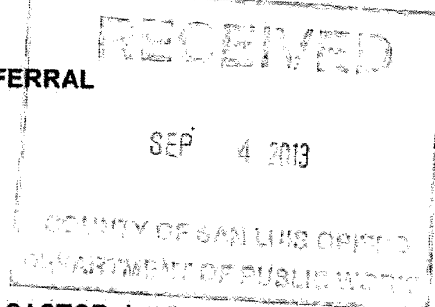
### THIS IS A NEW PROJECT REFERRAL

DATE: 9/3/13

TO: PW

FROM: Megan Martin- Coastal Team/ Development Review

**PROJECT DESCRIPTION:** SUB2013-00021 COAL 13-0050 CASTOR- Lot line adjustment proposed between two parcels creating one parcel of 4,240 sf and one parcel of 3,760 sf. Project site located off St. Mary Ave. in Cayucos. APN: 064-161-024.



Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

#### PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

#### PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☐ NO (Please go on to PART III)

#### PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL

MAP CORRECTIONS ARE NECESSARY, SEE  
ATTACHED COMMENTS

9/18/13  
Date

DRION  
Name

x5265  
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us) • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

## 21.02.030 Lot Line Adjustment Check List

for project number

COAL 13-0050 SUB 2013-00021

Status	Item
✓	Title Report
✓	Lot line adjustments are limited to 4 or fewer parcels. Conforms to the County's General Plan, Specific Plan, Local Coastal Program, and zoning and building ordinances. Parcel design and minimum lot area. These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is equal to or better than such position prior to approval or conditional approval of the lot line adjustment.
✓	The size and scale of the prints shall be the same as those for tentative maps set forth in Section 21.02.044.
✓	Record data. All exterior and interior lines shall be shown on the map and shall be identified by course and bearing description, based on survey data, calculated data, or information of record. If a survey is done, any monuments established must be shown on a record of survey filed in accordance with the Land Surveyors Act, Business and Professions Code sections 8700, et seq.
✓	Lot lines. Proposed new lines and lines to be eliminated shall be so identified in written notation or by legend. Lines to be eliminated shall be dashed or otherwise drawn so as to be clearly distinguishable from and subordinate to remaining and new lines.
○	Lot areas. The area of all <u>existing</u> and proposed parcels shall be identified and listed in acres or square feet.
○	Existing structures. All existing structures, wells, septic tanks, driveways, and other improvements located on the original parcels shall be accurately located, identified, and drawn to scale. The distance between structures, the distances from existing structures to the boundary lines of the existing and the proposed parcels, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
○	Streets. The locations, <del>names, county road numbers</del> , and widths of all adjoining and contiguous highways, streets and ways.
	Easements. The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
N/A	Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures.
N/A	Landforms. The approximate location of other topographic or man-made features, such as bluff tops and ponds.
N/A	Lakes and ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
	Flood hazard. The location of all areas subject to inundation or Stormwater overflow.
○	Property description. A description of the property as well as the assessor's parcel number(s) for the property.
✓	Map information. A north arrow and scale and a vicinity map.
	Verification of parcel legality. The application shall include copies of recorded certificates of compliance or other information to confirm that the parcels to be adjusted are existing legal parcels.
	Statement of explanation. The application shall contain any additional information necessary to explain the request. A statement shall be prepared and submitted by the applicant showing how the proposed lot line adjustment satisfies the criteria that are required by this section.

X = Not Applicable ○ = Requires Compliance ✓ = Complied

typo  
"392"  
s.b. 3.92

**COAL 13-0050 SUB 2013-0021**

**Public Works Dept Referral Response 09/18/2013, Doug Rion**

**Map Comments**

APN 64-161-022 also includes Lots 3 and 4 of Blk 14 however those lots are not included within the boundary on the LLA map and the total lot area is not shown.

Correct spelling of the official road name is Santa Ysabel Drive. County road numbers 4257 Santa Ysabel , and 4258 – Saint Mary, are not shown on the map.

Typographical error in distance shown from existing structure to property line at southeasterly side of Lot 23. Dimension reads 392', assume 3.92' is the correct measurement ?

Property description in title block is incorrect; block number and subdivision name are incorrect.

Easements listed as items #5, 6 & 7 in the 5/29/13 preliminary title report #4001-4419274 Are not shown on the map.

2<sup>ND</sup> RESPONSE, 10/11/2013 D. Rion

COAL 13-0050 SUB 2013-0021

Public Works Dept Referral Response 09/18/2013, Doug Rion

Map Comments

APN 64-161-022 also includes Lots 3 and 4 of Blk 14 however those lots are not included within the boundary on the LLA map and the total lot area is not shown. LOT CONFIGURATION NOW CORRECT FOR APN 64-161-022, HOWEVER TOTAL LOT AREA IS NOW INCONSISTENT – AREA TABLE (OLD AREA≠AREA) AND PROJECT DATA DO NOT AGREE. ALSO, AREA NOW SHOWN FOR PARCEL 2 ON MAP IS INCORRECT.

Correct spelling of the official road name is Santa Ysabel Drive. County road numbers 4257 Santa Ysabel , and 4258 – Saint Mary, are not shown on the map. NONE OF THESE CHANGES WERE MADE ON THE REVISED MAP

Typographical error in distance shown from existing structure to property line at southeasterly side of Lot 23. Dimension reads 392', assume 3.92' is the correct measurement ? DIMENSION IS NOW ILLEGIBLE

Property description in title block is incorrect; block number and subdivision name are incorrect. NONE OF THESE CHANGES WERE MADE ON THE REVISED MAP

Easements listed as items #5, 6 & 7 in the 5/29/13 preliminary title report #4001-4419274 Are not shown on the map. NOT ADDRESSED ON THE REVISED MAP

ALSO – THE GRAPHIC SCALE IS NOW INCORRECT.

09-03-13;03:47PM;

# 1 / 1



SAN LUIS OBISPO COUNTY

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## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

DATE: 9/3/13

TO: \_\_\_\_\_

FROM: Megan Martin- Coastal Team/ Development Review

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CACs please respond within 60 days. Thank you.

#### PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

#### PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ YES  
☐ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

#### PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

DISTRICT WILL REQUIRE NEW RECORDED EASEMENTS  
REFLECTING THE COMPLETE LOT LINE ADJUSTMENTS  
FOR LOTS 23-26. SANITARY SEWER EASEMENTS  
LOCATED @ SOUTHERLY END OF LOTS.

9/3/13  
 Date

Marta Delich  
 Name

805-995-3290  
 Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us) • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

2  
SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

## THIS IS A NEW PROJECT REFERRAL

DATE: 9/3/13

TO: CCAC

FROM: Megan Martin- Coastal Team/ Development Review

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(Please go on to PART III)

## PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL

Recommended Approval as presented

10/1/13  
 Date

CCAC/LUC  
 Larry N. Fishman  
 Name

995-0007  
 Phone

COUNTY GOVERNMENT CENTER

ATTN: Terry Wohler, Planner  
 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

Regarding 064-161-022:

After evaluation of the map information and the deed history found to date and consideration of relevant court case determinations (including *Gardner v. County of Sonoma* (2008) 29 Cal.4th 990, and *Witt Home Ranch, Inc. v. County of Sonoma* (2008) 165 Cal.App.4th 543, and *Abernathy Valley, Inc. v. County of Solano* (2009) 173 Cal.App.4th 42), planning staff concluded that the filing for recordation of the Morro Rock View Subdivision No. 4 in Book 3, Page 114 of Maps on January 22, 1929, did not create separate legal lots. The map of the Morro Rock View Subdivision No. 4 was approved/filed under the 1907 statutes.

In order to recognize the lots noted on the map as separate legal lots under today's Subdivision Map Act, the grandfather provisions of Government Code sections 66499.30(d) and 66412.7 would need to be satisfied. Under these sections, a private subdivision map will be deemed to establish legal parcels recognizable under the modern Subdivision Map Act only if it is:

- (a) a final map or parcel map, as defined by statute,
- (b) a certificate of exemption, as defined by statute, or
- (c) a map that was otherwise subject to review and approval by the local agency.

The California Supreme Court has held that, at a minimum, that review and approval must extend to "the design and improvement" of the subdivision (*Gardner v. County of Sonoma* (2003) 29 Cal.4th 990, 1000). Furthermore, the case of *Witt Home Ranch, Inc. v. County of Sonoma* (165 Cal.App.4th 543 – filed July 29, 2008) held that a subdivision recorded under the 1915 statutes were not statutes which regulated the design and improvement of subdivisions for purposes of the grandfather clause set forth in Government Code section 66499.30, subdivision (d). In addition, the recent case of *Abernathy Valley, Inc. v. County of Solano* (173 Cal.App.4th 42 – filed April 17, 2009) followed the reasoning of the *Witt Home Ranch, Inc.* court and held that a 1909 map filed under the 1907 statutes were not statutes that regulated the design and improvement of subdivisions for purposes of the grandfather clause set forth in Government Code section 66499.30, subdivision (d) [at pg. 51-53]. Therefore, the map of the Morro Rock View Subdivision No. 4 which was approved/filed under the 1907 statutes did not create separate legal lots.

In order to confirm that Lots 25, 26, 3 and 4 are individual separate legal parcels, you would need to provide deeds dated prior to 1960 that separate the proposed lots from the surrounding lands. If each proposed lot had been deeded out and separated from the surrounding lands, those deeds could then provide the evidence of separate legal parcels if the deeds were dated prior to 1960 for parcels that are less than three (3) acres in size. A preliminary deed search showed that all four (4) lots have always been conveyed together. Deeds that we researched are attached for your reference. Our indexes only go back to 1925 and earlier deed research was not done. You can research earlier deeds to see if any of the lots were conveyed separately. If not, then the lot line adjustment map needs to include historical lots 3 and 4 as part of the lot line adjustment map. It would then be a 2 to 2 lot line adjustment. One legal parcel would consist of historical lots 3, 4, 25 and 26, and the other legal parcel would consist of lots 23 and 24. Lots 23 and 24 are together one legal parcel per deed recorded in Volume 1003 of Official Records, Page 277 (enclosed).

**Deeds enclosed:**

**Volume 1003 of Official Records, Page 277**

**Document No. 1997-024822**

**Document No. 1997-024821**

**Volume 1396 of Official Records, Page 36**

**Volume 1394 of Official Records, Page 335**

**Volume 1394 of Official Records, Pages 171-174**

**Volume 1380 of Official Records, Pages 485-487**

**Volume 865 of Official Records, Pages 190-192**

**Volume 560 of Official Records, Page 256**

**Volume 560 of Official Records, Page 40**

**Volume 551 of Official Records, Pages 40-41**

BOOK 1003 PAGE 277

vr. 1003 PAGE 277

12170

IMPS IN THIS SPACE

**Grant Deed**

I.R.S. 3.20

RAYMOND POHL AND ETHEL POHL, husband and wife, as joint tenants  
(GRANTOR - GRANTORS)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Do hereby Grant To

LINDLEY F. WING AND MARIE E. WING, husband and wife, as joint tenants

the real property in the

County of San Luis Obispo, State of California, described as follows:

Lots 23 and 24 in Block 3 of Morro Rock View Subdivision No. 3, in the County of San Luis Obispo, State of California, according to map recorded November 8, 1927, in Book 3; at page 101 of Maps.

Dated May 26, 1959

RAYMOND POHL *Raymond Pohl*  
ETHEL POHL *Ethel Pohl*

STATE OF CALIFORNIA  
COUNTY OF }  
San Luis Obispo } SS.

On May 26, 1959  
before me, Betty M. Mitchell  
a Notary Public in and for said County and State, personally appeared Raymond Pohl  
and Ethel Pohl

known to me to be the persons whose names are  
subscribed to the within instrument and acknowledged that  
they executed the same.

WITNESS my hand and official seal.

(Seal) *Betty M. Mitchell*  
Notary Public in and for said County and State.  
My Commission Expires April 21, 1963

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO  
*Bank of America*  
*Branch, San Luis Obispo, Calif.*  
ORDER No. 56674-66 ESCROW No.

SPACE BELOW FOR RECORDER'S USE ONLY

Document No. 12170  
RECORDED AT REQUEST OF  
SECURITY LIFE INSURANCE COMPANY  
AT 2:40 PM, MAY 24, 1959  
VOLUME 5 Official Records P. 227  
SAN LUIS OBISPO COUNTY, CAL.

MAY 23 1959

*J. E. Mann*  
County Recorder  
By *J. E. Mann* Deputy  
Fee \$2.00 Indexed

L-1 (9-5) 4-13-54-8015 (Photo Form)  
(Rev. 1-1-53)

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

Mr. Daniel Edward Castor  
9329 Mines Avenue  
Pico Rivera, California 90660

Doc No: 1997-024822

Rec No: 00032295

Official Records  
San Luis Obispo Co.  
Julie L. Rodewald  
Recorder  
May 16, 1997  
Time: 14:37

RF 10.00

[ 2 ]

TOTAL 10.00

**QUITCLAIM DEED**

The undersigned quitclaim declares: Documentary transfer tax is **NONE**.  
No consideration given - change in formal title only - see note #1 below.

FILED	FEE PAID	EXEMPT	OUT OF STATE
<i>[Signature]</i>			

FOR NO CONSIDERATION, DANIEL E. CASTOR, the undersigned grantor, hereby REMISES, RELEASES AND QUITCLAIMS TO:

**DANIEL EDWARD CASTOR, TRUSTEE OF THE CASTOR FAMILY TRUST DATED APRIL 1, 1997, AS THE SOLE AND SEPARATE PROPERTY TRUST ESTATE OF DANIEL EDWARD CASTOR,**

the following described real property in the County of San Luis Obispo, State of California:

Lots 3, 4, 25 and 26 in Block 14 of Morro Rock View Subdivision No. 4, in the County of San Luis Obispo, State of California, according to map recorded January 22, 1929, in Book 3 at page 114 of Maps.

**NOTE #1:** Conveyance transferring quitclaimers interest into a revocable living trust. This conveyance transfers Quitclaimers interest into his revocable living trust which is not pursuant to a sale and is exempt pursuant to Rev. & Tax Code Section 11911.

**NOTE #2:** Quitclaim is the same person as Trustee. This conveyance is to a revocable trust and pursuant to Rev. & Tax Code Section 62(d)(2), does not constitute a change of ownership and does not subject the property to reassessment.

Assessor's Parcel No. 064 161 022

More commonly described as: 1120 Saint Mary, Cayucos, California

DATED: Apr. 1, 1997

*[Signature: Daniel Edward Castor]*  
DANIEL EDWARD CASTOR (who acquired  
title as DANIEL E. CASTOR)

MAIL TAX STATEMENT TO:

Mr. Daniel Edward Castor  
9329 Mines Avenue  
Pico Rivera, California 90660

19997

22422

Assessor's Parcel No.

064 161 022

More commonly described as:

1120 Saint Mary, Cayucos, California

ALL PURPOSE ACKNOWLEDGEMENT

State of California )  
County of Los Angeles ) ss.

On April 1, 1999 before me, Karen K. Smith, Notary Public, personally appeared DANIEL EDWARD CASTOR ☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument (Quitclaim Deed for property described above) and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Karen K. Smith  
Notary Public



END OF DOCUMENT

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Mr. Daniel Edward Castor  
9329 Mines Avenue  
Pico Rivera, California 90660

Doc No: 1997-024821

Rec No: 00032294

Official Records  
San Luis Obispo Co.  
Julie L. Rodewald  
Recorder  
May 15, 1997  
Time: 14:37

RF 10.00

[ 2 ]

TOTAL 10.00

## AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

FILED	FEE PAID	EXEMPT	OUT OF STATE
<i>SL</i>			

DANIEL EDWARD CASTOR, of legal age, being first duly sworn, deposes and says:

That HELEN MABLE CASTOR, the decedent mentioned in the attached certified copy of Certificate of Death, is the same as HELEN M. CASTOR named as one of the parties in that certain Joint Tenancy Grant Deed dated April 12, 1966, executed by LINDLEY R. WING, a single man, to DANIEL E. CASTOR and HELEN M. CASTOR, husband and wife, as joint tenants, recorded as Instrument No. 10022, on May 11, 1966, in Book 1396, Page 36, of Official Records of San Luis Obispo County, California, covering the following described property situated in the County of San Luis Obispo, State of California:

Lots 3, 4, 25 and 26 in Block 14 of Morro Rock View Subdivision No. 4, in the County of San Luis Obispo, State of California, according to map recorded January 22, 1929, in Book 3 at page 114 of Maps.

DATED: Apr 1, 1997

*Daniel Edward Castor*  
DANIEL EDWARD CASTOR

SUBSCRIBED AND SWORN TO before me

this 1<sup>st</sup> day of April, 1997, by DANIEL EDWARD CASTOR.

*Karen K. Smith*  
Notary Public in and for the State of California



MAIL TAX STATEMENT TO:

Mr. Daniel Edward Castor  
9329 Mines Avenue  
Pico Rivera, California 90660

**CERTIFICATE OF DEATH**  
STATE OF CALIFORNIA—DEPARTMENT OF HEALTH  
OFFICE OF THE STATE REGISTRAR OF VITAL STATISTICS

14. NAME OF DECEASED—FIRST NAME <b>Helen</b>		15. MIDDLE NAME <b>Mable</b>		16. LAST NAME <b>Castor</b>		24. DATE OF DEATH—MONTH, DAY, YEAR <b>12/22/77</b>		25. HOUR <b>2:05 A.M.</b>	
3. SEX <b>Female</b>		4. COLOR OR RACE <b>Caucasian</b>		5. BIRTHPLACE (STATE OR FOREIGN COUNTRY) <b>Colorado</b>		7. AGE (LAST BIRTHDAY) <b>60</b> YEARS		IF UNDER 1 YEAR IF UNDER 24 MONTHS IF UNDER 1 YEAR IF UNDER 24 MONTHS	
8. NAME AND BIRTHPLACE OF FATHER <b>John Francis Carlile - Colorado</b>				9. MAIDEN NAME AND BIRTHPLACE OF MOTHER <b>Ina Raynor - Michigan</b>					
10. CITIZEN OF WHAT COUNTRY <b>United States</b>				11. SOCIAL SECURITY NUMBER <b>3360-A</b>		12. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (SPECIFY) <b>Married</b>		13. NAME OF SURVIVING SPOUSE (IF WIFE, ENTER MAIDEN NAME) <b>Daniel E. Castor</b>	
14. LAST OCCUPATION <b>Sales Clerk</b>				15. NUMBER OF YEARS IN THE OCCUPATION <b>20</b>		16. NAME OF LAST EMPLOYING COMPANY OR FIRM (IF SELF-EMPLOYED, SPECIFY) <b>Correll's Dept. Store</b>		17. KIND OF INDUSTRY OR BUSINESS <b>Retail Sales</b>	
18a. PLACE OF DEATH—NAME OF HOSPITAL OR OTHER IN-PATIENT FACILITY <b>Rio Hondo Hospital</b>				18b. STREET ADDRESS—STREET AND NUMBER, OR LOCATION <b>8300 Telegraph Rd</b>				18c. INSIDE CITY CORPORATE LIMITS (SPECIFY YES OR NO) <b>Yes</b>	
18d. CITY OR TOWN <b>Downey, CA 90600</b>				18e. COUNTY <b>Los Angeles</b>				18f. LENGTH OF STAY IN COUNTY OF DEATH <b>54</b> YEARS	
19a. USUAL RESIDENCE—STREET ADDRESS (STREET AND NUMBER OR LOCATION) <b>9329 E. Mines Ave.</b>				19b. INSIDE CITY CORPORATE LIMITS (SPECIFY YES OR NO) <b>Yes</b>				20. NAME AND MAILING ADDRESS OF INFORMANT <b>Daniel E. Castor 9329 E. Mines Ave. Pico Rivera, CA.</b>	
19c. CITY OR TOWN <b>Pico Rivera</b>				19d. COUNTY <b>Los Angeles</b>				19e. STATE <b>California</b>	
21a. CORONER: I HEREBY CERTIFY THAT THE DEATH OCCURRED AT THE PLACE AND PLACE STATED ABOVE FROM THE CAUSE STATED BELOW AND THAT I HAVE BEEN DULY QUALIFIED BY THE BOARD OF SUPERVISORS AS REQUIRED BY LAW. <b>5/16/67 12/22/77</b>		21b. PHYSICIAN: I HEREBY CERTIFY THAT DEATH OCCURRED AT THE PLACE AND PLACE STATED ABOVE FROM THE CAUSE STATED BELOW AND THAT I HAVE BEEN DULY QUALIFIED BY THE BOARD OF SUPERVISORS AS REQUIRED BY LAW. <b>5/16/67 12/22/77</b>		21c. PHYSICIAN OR CORONER—SIGNATURE (IF PHYSICIAN, SPECIFY) <b>Richard J. Jurek MD</b>		21d. DATE SIGNED <b>12/22/77</b>		21e. PHYSICIAN'S LICENSE NUMBER <b>0-7A28818</b>	
22a. SPECIFY BURIAL, ENTOMBMENT OR CREMATION <b>Burial</b>		22b. DATE <b>12-24-77</b>		23. NAME OF CEMETERY OR CREMATORY <b>Pacific View Memorial Park</b>		24. EMBALMER—SIGNATURE (IF BODY EMBALMED) LICENSE NUMBER <b>Matthew Matthews 6666</b>		25. DATE RECEIVED FOR DISPOSITION BY LOCAL REGISTRAR <b>DEC 23 1977</b>	
25. NAME OF FUNERAL DIRECTOR (OR PERSON ACTING AS SUCH) <b>Pacific View Memorial Park</b>		26. IF NOT QUALIFIED BY LICENSEE WITH THIS SEAL, REPORTED TO CORONER (SPECIFY YES OR NO) <b>no</b>		27. LOCAL REGISTRAR—SIGNATURE <b>Marion E. Chamberlain</b>		28. DATE RECEIVED FOR DISPOSITION BY LOCAL REGISTRAR <b>DEC 23 1977</b>			
29. PART I: DEATH WAS CAUSED BY: (A) IMMEDIATE CAUSE <b>Hepatic Coma</b> (B) DUE TO, OR AS A CONSEQUENCE OF <b>Cancer</b> (C) DUE TO, OR AS A CONSEQUENCE OF <b>Chronic Actw. Liver Disease</b>		30. PART II: OTHER SIGNIFICANT CONDITIONS—ENTER DETAILS OF EVENTS WHICH RESULTED IN DEATH. NATURE OF INJURY SHOULD BE ENTERED IN ITEM 33. <b>Arteriosclerotic Heart Disease</b>		31. HOW OPERATIONS OF BODY RESIDUES ETC. AND CLOSURE IS MADE BY OR BY EMPLOYER (SPECIFY BODY REPORT) <b>No</b>		32a. LUPUS <b>No</b>		32b. SLE <b>No</b>	
33. SPECIFY ACCIDENT, SUICIDE OR HOMICIDE <b>6</b>		34. PLACE OF INJURY (STREET AND NUMBER OR LOCATION AND CITY OR TOWN) <b>6</b>		35. INJURY AT WORK (SPECIFY YES OR NO) <b>no</b>		36a. DATE OF INJURY—MONTH, DAY, YEAR <b>12/19-1-065</b>		36b. HOUR <b>14X</b>	
37a. PLACE OF INJURY (STREET AND NUMBER OR LOCATION AND CITY OR TOWN) <b>6</b>		37b. DISTANCE FROM PLACE OF INJURY TO LOCAL RESIDENCE (MILES) <b>6</b>		38. TOXIC CHEMICALS (SPECIFY YES OR NO) <b>no</b>		39. TOXIC CHEMICALS (SPECIFY YES OR NO) <b>no</b>		39. TOXIC CHEMICALS (SPECIFY YES OR NO) <b>no</b>	
40. DESCRIBE HOW INJURY OCCURRED (ENTER DETAILS OF EVENTS WHICH RESULTED IN INJURY. NATURE OF INJURY SHOULD BE ENTERED IN ITEM 33) <b>6</b>		41. STATE REGISTRAR <b>A</b>		42. STATE REGISTRAR <b>F</b>		43. STATE REGISTRAR <b>C</b>		44. STATE REGISTRAR <b>D</b>	

END OF DOCUMENT

THIS IS A TRUE CERTIFIED COPY OF THE RECORD FILED IN THE OFFICE OF THE STATE REGISTRAR OF VITAL STATISTICS OF THE STATE OF CALIFORNIA. IF IT BEARS THIS SEAL IN PURPLE INK.

JAN 06 1978

FEE \$3.00

Marion E. Chamberlain

RECORDERS OFFICE  
SAN LUIS OBISPO COUNTY

RECORDING REQUESTED BY

Document No. 10022  
RECORDED AT REQUEST OF  
AT 10:30 MIN. PAST 8:45 A.M.  
VOL. 1396 O/R. P. 36  
SAN LUIS OBISPO COUNTY, CAL.

VOL 1396 PAGE 36

AND WHEN RECORDED MAIL TO

NAME Daniel E. Castor  
ADDRESS 9329 E. Mono Ave.  
CITY & STATE Paris, Riverside, Calif.  
92560

Title Order No. \_\_\_\_\_ Escrow No. 77241-wh

MAY 11 1966

Mary C. Hamlin  
County Recorder  
By [Signature] Deputy  
Fee \$ 2.00 Indexed

MAIL TAX STATEMENTS TO

NAME Same as above  
ADDRESS \_\_\_\_\_  
CITY & STATE \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDING



# Joint Tenancy Grant Deed

AFFIX I.R.S. 6

L-9

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LINDLEY R. WING, a single man,

hereby GRANT(S) to

DANIEL E. CASTOR and HELEN M. CASTOR,

husband and wife,

, AS JOINT TENANTS,

the real property in the  
County of San Luis Obispo

State of California, described as:

Lots 3, 4, 25 and 26 in Block 14 of Morro Rock View Subdivision No. 4, in  
the County of San Luis Obispo, State of California, according to map recorded  
January 22, 1929, in Book 3 at page 114 of Maps.

## SUBJECT TO:

1. General and special taxes for the fiscal year 1966-67.
2. Conditions, restrictions, reservations, and rights of eay of record.

Dated April 12, 1966

Lindley R. Wing  
Lindley R. Wing

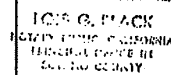
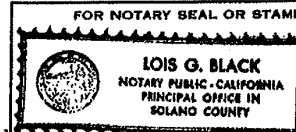
STATE OF CALIFORNIA  
COUNTY OF Solano } SS.

On April 20, 1966 before me, the under-  
signed, a Notary Public in and for said County and State, personally  
appeared Lindley R. Wing

whose name is known to me  
to be the person who subscribed to the within  
instrument and acknowledged that he executed the same.

Lois G. Black  
Signature of Notary

Name (Typed or Printed) of Notary



L-9 (G.S.) Rev. 8-65 (8 pt.)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

MAY 11 1966

10022

RECORDERS OFFICE  
SAN LUIS OBISPO COUNTY

8881

VOL 1394 PAGE 335

# Deed

FOR INTERNAL REVENUE STAMPS

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LINDLEY A. WING

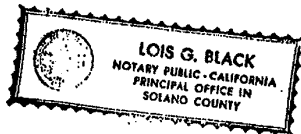
does hereby

GRANT to LINDLEY R. WING, a single man

all that real property situated in the County of Solano,  
San Luis Obispo  
State of California, described as follows: an undivided 1/2 interest in the  
following described property, to wit:

Lots 3, 4, 25 and 26 in Block No. 14 of Morro Rock  
View Subdivision No. 4, County of San Luis Obispo.

Subject to: Covenants, conditions and restrictions of  
record.



DATED April 26, 1966

STATE OF CALIFORNIA }  
COUNTY OF SOLANO } ss.

On April 26, 1966 before me, the undersigned  
a Notary Public in and for said County and State personally appeared

Lindley A. Wing

known to me to be the person whose name is subscribed to the  
within instrument, and acknowledged to me that he executed the same.

(SEAL)

Notary Public in and for said County and State.

When recorded mail to:

Name Lindley R. Wing  
Address 222 Monte Vista Dr.  
City Napa, California State \_\_\_\_\_  
Appl. No. \_\_\_\_\_ A/c \_\_\_\_\_

MAIL TAX STATEMENT TO RETURN ADDRESS ABOVE

FOR RECORDER'S USE ONLY

Document No. 8881  
RECORDED AT REQUEST OF  
AT 1:37:40 P.M. PAST 11:15 M.  
VOL. 1394 O/R. P. 335  
SAN LUIS OBISPO COUNTY, CAL.

APR 27 1966

Mary C. Hamlin  
County Recorder  
By Alvin G. [Signature] Deputy  
Fee \$ 2.00 Indexed

APR 27 1966 8881

RECORDERS OFFICE  
SAN LUIS OBISPO COUNTY

8749

VOL 1394 PAGE 171

CERTIFIED COPY

1 WILLIAM H. McPHERSON  
2 Attorney at Law  
3 718 Webster Street  
4 Fairfield, California

ENDORSED  
APR 15 1966  
Filed C. S. SHIPPY, Clerk  
G. E. PRICE  
Deputy Clerk

5 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
6 IN AND FOR THE COUNTY OF NAPA  
7

8 In the Matter of the Estate

9 of

NO. 14019

10 MARIE E. WING, Deceased.  
11

12 ORDER AND DECREE OF SETTLEMENT OF  
13 ACCOUNT AND FINAL DISTRIBUTION  
14

15 LINDLEY A. WING, as Executor of the estate of MARIE E. WING,  
16 Deceased, having on the 29th day of March, 1966, rendered and filed  
17 herein a full account and report of his administration of said  
18 estate, which said account was for a final settlement, and having  
19 with said account filed a petition for the final distribution of  
20 the estate of said deceased, and said account and petition having  
21 come on regularly for hearing this 8th day of April, 1966, proof  
22 having been made to the satisfaction of the Court, the Court finds  
23 that notice of the settlement of said account and the hearing of  
24 said petition has been regularly given in accordance with the  
25 provisions of Section 1200 of the Probate Code;

26 The Court finds that all the allegations of said petition are  
27 true; that said account is in all respects true and correct, and  
28 is supported by proper vouchers; that the residue of money in the  
29 hands of the Executor at the time of the filing of said account  
30 was Eleven Thousand Seven Hundred Thirty-two Dollars and 03/100  
31 (\$11,732.03) and that there will be no further expenditures  
32 necessary in the closing of said estate.

-1-

LAW OFFICES OF  
WILLIAM H. McPHERSON  
718 WEBSTER STREET  
FAIRFIELD, CALIFORNIA  
TELEPHONE 425-0671

APR 26 1966

8749

RECORDERS OFFICE  
SAN LUIS OBISPO COUNTY

VOL 1394 PAGE 172

1 The Court finds that notice to the creditors of said estate  
2 has been duly given; that within thirty days after the completion  
3 of the publication of such notice an affidavit showing due publi-  
4 cation of the notice was filed with the clerk in the manner and  
5 form required by law; that the time for presenting or filing claims  
6 against said estate has expired; that all claims and debts against  
7 said decedent and against said estate and all personal property  
8 taxes due and payable by said estate and all debts, expenses, and  
9 charges of administration have been fully paid and discharged;  
10 that there is a certificate on file showing all inheritance taxes  
11 have been duly paid upon the share of any devisees therein; that  
12 there is no income tax due or payable to the State of California  
13 by said estate or upon the income of said deceased during her life-  
14 time; that said estate is ready for distribution and in a condition  
15 to be closed.

16 The Court further finds that Marie E. Wing, the above-named  
17 deceased, died testate in the City of Riverside, County of River-  
18 side, State of California, on the 8th day of June, 1965, leaving  
19 surviving her as next of kin her son, Lindley A. Wing, over twenty  
20 one years of age and a grand-son, Lindley R. Wing, over twenty  
21 one years of age; that all of said next of kin reside in the  
22 County of Napa.

23 The Court further finds that under the terms of the Last  
24 Will of deceased Marie E. Wing, the son, Lindley A. Wing and the  
25 grand-son, Lindley R. Wing, are entitled to the whole of the  
26 residue of said estate and to any estate or property of deceased  
27 not now known or discovered, to share and share alike.

28 IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that the  
29 said final account of the Executor be and the same is hereby finally  
30 settled, allowed, and approved.

31 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the residue  
32 of said estate hereinafter particularly described and any other

LAW OFFICES OF  
WILLIAM H. MOPPERSON  
215 WESTER STREET  
FAIRFIELD, CALIFORNIA  
TELEPHONE 428-0671

APR 26 1966  
8749

RECORDERS OFFICE  
SAN LUIS OBISPO COUNTY

VOL. 1394 PAGE 173

property not now known or discovered which may belong to said estate or in which said estate may have any interest, be and the same is hereby distributed as follows, to wit: The whole thereof to LINDLEY A. WING and LINDLEY R. WING, to share and share alike.

The following is a particular description of the said residue of said estate referred to in this decree of which distribution is now ordered as aforesaid.

Item 1

Cash in hands of Executors \$11,732.03

Item 2

Home located at 224 Monte Vista Drive, Napa, California, more particularly described as follows:

The real property situated in the State of California, County of Napa, City of Napa, and is described as follows:

A portion of Lot 12 of Montecito Acres Unit No. 1, according to the map thereof recorded November 16, 1950 in Book 5 of Maps, at Page 45 in the office of the County Recorder of said County.

Commencing on the Northwestern line of "Monte Vista Drive" at the Southeastern corner of said Lot 12; running thence South 57° 51' West along said Northwestern line of "Monte Vista Drive", 75 feet, thence Northwesterly to a point on the Northwestern line of said Lot 12, said point being South 65° 25' West 85.87 feet from the most Northern corner of said Lot 12; thence South 19° 04' East along the Northeastern line of said lot, 358.15 feet to the point of commencement.

27,500.00

Item 3

Real property located on Ocean Avenue at Cayucos, California, and more particularly described as follows:

Real property located in the Town of Cayucos, County of San Luis Obispo, California:

Lot 15, Block 11 of the Town of Cayucos, in the county of San Luis Obispo, State of California, according to map of said Town filed for record in the office of the county recorder of said county.

Savings and excepting a strip of land one-half inch in width along the North side of said Lot, as conveyed to Alfred Canavascini by Deed dated May 23, 1928 and recorded May 26, 1928 in book 53, at page 95 of Official Records

27,500.00

APR 26 1953

8749

RECORDERS OFFICE  
SAN LUIS OBISPO COUNTY

VOL 1394 PAGE 174

Item 4

Real property located on Ocean Avenue at Cayucos, California, and more particularly described as follows:

Real property located in the county of San Luis Obispo, California:

Lots 3, 4, 25 and 26 in Block No. 14 of Morro Rock View Subdivision No. 4, County of San Luis Obispo.

Subject to: Covenants, conditions and restrictions of record. 5,500.00

Item 5

Miscellaneous furniture 400.00

Item 6

A 1964 Dodge automobile 3,250.00

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the sum of Two Hundred Seventy-Five Dollars (\$275.00) be awarded to WILLIAM H. McPHERSON by way of extraordinary services rendered in the above-entitled estate.

DATED this 15 day of April, 1966.

WM. L. BLANKENBURG

JUDGE OF THE SUPERIOR COURT

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

ATTEST:

APR 15 1966

C. S. SHIPPY

CLERK OF THE SUPERIOR COURT IN AND FOR THE COUNTY OF NAPA, STATE OF CALIFORNIA.

BY

DEPUTY

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

ATTEST:

APR 21 1966

C. S. SHIPPY

CLERK OF THE SUPERIOR COURT IN AND FOR THE COUNTY OF NAPA, STATE OF CALIFORNIA.

BY

DEPUTY

LAW OFFICES OF  
WILLIAM H. McPHERSON  
710 WOODBURY STREET  
FAIRFIELD, CALIFORNIA  
TELEPHONE 428-0671

Document No. 8749

RECORDED AT REQUEST OF

William H. McPherson, Atty

At 35 Min. Past 10 A.M.

Vol 1394 Official Records P. 174

San Luis Obispo County, Calif.

APR 26 1966

Mary C. Hamlin

COUNTY RECORDER

By Deputy

Fee \$ 1.00 Indexed

APR 26 1966

8749

RECORDERS OFFICE  
SAN LUIS OBISPO COUNTY

CERTIFIED COPY

30173

VOL 1380 PAGE 485

1 WILLIAM M. McPHERSON  
2 Attorney at Law  
3 718 Webster Street  
4 Fairfield, California

ENDORSED  
Filed DEC 27 1965  
C. S. SHERPY, Clerk  
F. W. CUNNY  
Deputy Clerk

5 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
6 IN AND FOR THE COUNTY OF NAPA

7 -----  
8 In the Matter of the Petition  
9 of LINDLEY A. WING, to establish  
10 the death of LINDLEY F. WING,  
11 Deceased.

NO. 14086

12 -----  
13 DECREE ESTABLISHING THE FACT OF DEATH  
14 -----

15 The petition of Lindley A. Wing to establish the fact of the  
16 death of Lindley F. Wing, deceased, and terminate a joint tenancy,  
17 came on regularly for hearing the 17th day of December, 1965:

18 It is proved to the satisfaction of the Court that due notice  
19 of the hearing of said petition has been given by posting notice  
20 for a period of at least ten days before the hearing at the  
21 Courthouse in the County of Napa, State of California, where the  
22 said Superior Court is held; and no person having appeared to  
23 contest or oppose the said petition, the Court, after taking  
24 evidence in support of said petition and upon all the issues  
25 raised, finds that all of the allegations of said petition are true,  
26 and that the prayer thereof ought to be granted; that there is a  
27 certificate of the Inheritance Tax Appraiser showing no tax due  
28 to the State of California.

29 IT IS HEREBY ORDERED, ADJUDGED AND DECREED by the Court that  
30 said Lindley F. Wing is dead, that he died on or about the 13th  
31 day of May, 1965, and that the joint tenancy under which the  
32 said deceased and the wife, Marie E. Wing, held the property  
hereinafter described, has by reason of the death of the said

-1-

LAW OFFICES OF  
WILLIAM M. MCPHERSON  
718 WEBSTER STREET  
FAIRFIELD, CALIFORNIA  
TELEPHONE 426-0871

DEC 31 1965

30173

RECORDERS OFFICE  
SAN LUIS OBISPO COUNTY

VOL 1380 PAGE 486

1 Lindley F. Wing absolutely terminated; that by reason of the death  
2 of said Lindley F. Wing, then is vested in the wife, Marie E. Wing,  
3 title to certain joint tenancy deeds to the following described  
4 property:

5 The real property in the City of Napa, County of Napa,  
6 State of California, described as:

7 A portion of Lot 12 of Montecito Acres Unit No. 1,  
8 according to the map thereof recorded November 16, 1950  
9 in Book 3 of Maps, at Page 45 in the office of the  
10 County Recorder of said County.

11 Commencing on the Northwestern line of "Monte Vista  
12 Drive" at the Southeastern corner of said Lot 12;  
13 running thence South 57° 51' West along said North-  
14 western line of "Monte Vista Drive", 75 feet, thence  
15 Northwesterly to a point on the Northwestern line of  
16 said Lot 12, said point being South 65° 25' West  
17 85.87 feet from the west Northern corner of said Lot  
18 12; thence South 19° 04' East along the Northeastern  
19 line of said lot, 358.15 feet to the point of commence-  
20 ment.

21 Said deed was on the 20th day of February, 1964 recorded in  
22 the Office of the Napa County Recorder in Volume 693, Page 56.

23 The real property in the State of California, County of  
24 San Luis Obispo:

25 Lot 15, Block 11 of the Town of Cayucos, in the county  
26 of San Luis Obispo, State of California, according to  
27 map of said Town filed for record in the Office of the  
28 county recorder of said county.

29 Saving and excepting a strip of land one-half inch  
30 in width along the North side of said Lot, as conveyed  
31 to Alfred Canavascini by Deed dated May 23, 1928, and  
32 recorded May 26, 1928 in book 53, at page 95 of Official  
Records.

Said deed was on the 8th day of January, 1937 recorded in  
the Office of the San Luis Obispo County Recorder in Volume 876,  
Page 258.

The real property in the County of San Luis Obispo, State of  
California, described as follows:

Lots 23 and 24 in Block 3 of Morro Rock View Sub-  
division No. 3 in the county of San Luis Obispo,  
State of California, according to map recorded  
November 8, 1927, in Book 3, at page 101 of Maps.

Said deed was on the 28th day of May, 1959 recorded in the  
Office of the San Luis Obispo County Recorder in Volume 1003,

LAW OFFICES OF  
WILLIAM H. McPHERSON  
216 WEBSTER STREET  
FAIRFIELD, CALIFORNIA  
TELEPHONE 488-0671

DEC 31 1965

30173

RECORDERS OFFICE  
SAN LUIS OBISPO COUNTY

VOL 1380 PAGE 487

1 at Page 277.

2 The real property in the County of San Luis Obispo, State of  
3 California, described as follows:

4 Lots 3, 4, 25 and 26 in Block No. 14 of Morro Neck  
View Subdivision No. 4

5 Subject to: Covenants, conditions and restrictions of record.

6 Said deed was on the 8th day of October, 1956, recorded in  
7 the Office of the San Luis Obispo County Recorder in Volume 865,  
8 at Page 190.

9 Done in open Court this 27 day of December, 1965.

WM. L. BLANCKENBURG

JUDGE OF THE SUPERIOR COURT

10 THE FOREGOING INSTRUMENT IS A CORRECT COPY  
11 OF THE ORIGINAL FILED IN THE OFFICE

12 DEC 27 1965

13 S. SHIPPY

14 BY *[Signature]* DEPUTY

15 Document No. 30173  
16 RECORDED AT REQUEST OF  
17 *William H. McPherson, atty*  
18 AT-LAW, SAN. PART. 1965  
19 VOL. 1380/P. 487  
20 SAN LUIS OBISPO COUNTY, CAL.

21 DEC 31 1965

22 *Mary C. Hamlin*  
23 County Recorder  
24 By *[Signature]* Deputy  
25 Fee \$3.50 Indexed

26 -3-

27 LAW OFFICES OF  
28 WILLIAM H. MCPHERSON  
29 218 WEBSTER STREET  
30 FAIRFIELD, CALIFORNIA  
31 TELEPHONE 428-0871  
32

BOOK 865 PAGE 190

VOL 865 PAGE 190

12127

**Joint Tenancy Deed**

This Indenture made the 29th day of  
August one thousand nine hundred and fifty six

**Between**L.A. WING and MABEL A. WING, husband and wife

the part ies of the first part,  
 and L.F. WING and MARIE E. WING, husband and wife

the parties of the second part,  
**Witnesseth:** That the said parties of the first part, in consideration of the sum of  
two thousand dollars,

lawful money of the United States of America, to them in hand paid by the said parties  
 of the second part, the receipt whereof is hereby acknowledged, do by these presents grant,  
 bargain, and sell unto the said parties of the second part, in joint tenancy and to the survivor of  
 them, and to the heirs and assigns of such survivor forever, all

th certain lot, piece, or parcel of land situate in  
San Luis Obispo County of San Luis Obispo  
 State of California, and bounded and described as follows, to wit:

Lots 3, 4, 25 and 26 in Block No. 14 of  
 Morro Rock View Subdivision No. 4

Subject to: Covenants, conditions and restrictions of record

BOOK 865 PAGE 191

VOL 865 PAGE 191

**Together** with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

**To Have and to Hold** the said premises, together with the appurtenances, unto the said parties of the second part, as joint tenants, and not as tenants in common, with right of survivorship, and to the heirs and assigns of such survivor forever.

**In Witness Whereof** the said parties of the first part have executed this conveyance the day and year first above written.

Signed and Delivered in the Presence of

*[Signature]*  
*Mark A. King*

STATE OF CALIFORNIA )  
 COUNTY OF SOLANO )  
 TRAVIS AFB )

Sworn and subscribed to before me this 29th day of August 1956.



*Sarah M. Jamieson*  
 Notary Public in and for said  
 County and State.  
 My Commission Expires 26 June 1959

OCT - 8 1956

12127

BOOK 865 PAGE 192

VOL 865 PAGE 192

State of California,

ss.

County of SOLANOOn this 29th day of Augustin the year of our Lord one thousand nine hundred and fifty-six, before me,SARAH W. TROWBRIDGEa Notary Public in and for the said County of Solano

State of California, residing therein, duly commissioned and sworn, personally appeared

L. A. WING and MARCEL A. WING

known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal  
in said County of Solano  
the day and year in this certificate first above written.



Sarah W. Trowbridge  
Notary Public in and for the  
County of Solano, State of California.  
My commission expires June 26, 1959

Red  
(JOINT TENANCY)

Document No. 12127  
RECORDED AT REQUEST OF  
L. F. Williams  
At 9:05 Min. Past 2 P. M.  
Vol. 865 Official Records P. 192  
San Luis Obispo County, Calif.

OCT - 8 1956

By J. E. Mann COUNTY RECORDER  
J. E. Mann Deputy  
Fee \$ 2.60 Indexed

at 9:05 min. past 2 o'clock P. M. of  
in Volume 865 page 192  
County Records.  
By J. E. Mann Recorder  
Deputy Recorder.

L. F. Williams  
P/O Box 373  
Raynor Calif

BOOK 560 PAGE 256

VOL 560 PAGE 256

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

## Joint Tenancy Grant Deed

I.R.S. \_\_\_\_\_

L. A. WING and LABEL A. WING, Mabel A. Wing having acquired title  
as Mabel A. Wing, husband and wife  
 (GRANTOR - GRANTORS)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Do Hereby Grant To L. A. WING and LABEL A. WING, husband and wife  
, As Joint Tenants

The real property in the \_\_\_\_\_  
 County of San Luis Obispo, State of California, described as follows:

Lot: 5, 4, 25 and 26 in Block No. 14 of Morro Rock View Subdivision  
 No. 4.

Subject to : Covenants, conditions and restrictions of record.

Dated April 7, 1950 19\_\_\_\_

*L. A. Wing*  
*Mabel A. Wing*

STATE OF CALIFORNIA

COUNTY OF

San Luis Obispo } ss.

On April 11, 1950

before me, Richard G. Hayes  
 a Notary Public in and for said County and State, personally appeared L. A. WING and  
LABEL A. WING

known to me to be the persons whose names are set  
 subscribed to this instrument and acknowledged that  
they executed the same.

WITNESS my hand and official seal.

*Richard G. Hayes*  
 Notary Public in and for said County and State.

My Commission Expires Sept. 23, 1951

LS 24-21 104 (Photo Form)  
 (Rev. 12-47)

SPACE BELOW FOR RECORDER'S USE ONLY

4279

RECORDED AT REQUEST OF  
Mrs. Mabel A. Wing  
 AT 5 MIN. PAST 12 PM.  
 VOL. 560 Official Records p. 256  
 SAN LUIS OBISPO COUNTY, CALIF.

APR 13 1950

*W. L. Ramage*  
 County Recorder

Rep. 5 Indexed

*Mary C. Spelman*  
 Deputy

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO

BOOK 560 PAGE 40

VOL 560 PAGE 40  
Record 1st

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

## Grant Deed

ASX I. R. S. 3

Form 198 Rev. 10-47

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

L. R. WING, a single man

, do hereby

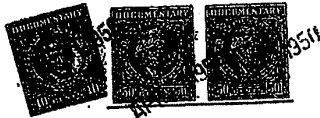
GRANT to

MABLE A. WING,

the real property in the  
State of California, described as:

County of San Luis Obispo.

To an undivided one-half interest in

lots 3, 4, 25 and 26 in block no. 14 of Morro Rock  
View Subdivision No. 4.Subject to: Covenants, conditions and restrictions  
of record.

Dated: April 7, 1950

L. R. Wing

STATE OF CALIFORNIA  
COUNTY OF

San Luis Obispo

SS.

On April 8, 1950, the Justices of  
before me, the undersigned, a Justice of the Peace in  
and for said County and State, personally appeared

L. R. Wing

known to me to be the person, whose name is  
subscribed to the foregoing instrument and acknowledged that  
he executed the same.

WITNESSES my hand and official seal.



JUSTICE OF THE PEACE

in and for Morro Judicial Township  
San Luis Obispo County, Calif.

SPACE BELOW FOR RECORDER'S USE ONLY

4182

RECORDED AT REQUEST OF  
Mable A. Wing  
AT 32 MIN. PAST 12 PM.  
VOL 560 Official Records p. 40  
SAN LUIS OBISPO COUNTY, CALIF.

APR 11 1950

W. L. Ramages  
County Recorder  
Fee \$ 1.50 Indexed  
By Mary C. Sparman  
Deputy

BOOK 551 PAGE 40

VOL 551 PAGE 40

AMX I. R. S. § 110

**Grant Deed**

In Consideration of \$10.00, receipt of which is acknowledged,

J. H. Defosset and Edith Defosset, husband and wife

do hereby grant to L. A. Wing and L. R. Wing, joint tenants

the real property in the County of San Luis Obispo  
State of California, described as:

Lots 3, 4, 25 and 26 in Block No. 14 of Morro Rock View Subdivision No. 4

**SUBJECT TO:**

This deed of conveyance is made and accepted upon each of the following restrictions, covenants and conditions subsequent, which are hereby made to run with the land and which shall apply to and bind the said party of the second part, the heirs, devisees, executors, administrators and assigns of said party of the second part or whomsoever by legal proceedings or otherwise shall acquire or succeed to any right, title or interest or estate in or to said described property.

All structures shall be painted, stained or stuccoed on the exterior. No tent or temporary structure shall be placed on said premises except during construction of, or after completion of permanent building. All toilets must be inside of or part of all structures erected or placed on said premises. Such toilets shall be connected with a cesspool, septic tank or sewer. Said premises shall not be used in violation of any Federal, State, County or other law or ordinance. Said premises shall not be sold, conveyed, rented or leased to, or occupied by any person not of the Caucasian race. A breach of the foregoing reservations and restrictions shall cause said premises to revert to the grantor with the right of immediate re-entry. It is provided that a breach or re-entry shall not render invalid the lien of any mortgage or deed of trust, but said reservations and restrictions shall be binding upon any owner by foreclosure or otherwise as to any breach occurring after acquirement of title. It is further understood and agreed that the premises herein described are a part of a tract known as Morro Rock View and that said reservations and restrictions are a part of a general plan of restrictions common to all the lots of said Morro Rock View and are intended for the mutual benefit of each and every such lot. This agreement shall bind the parties hereto and their respective heirs, devisees, executors, administrators, and assigns.

Dated this 27th day of January, 1950



*J. H. Defosset*  
*Edith Defosset*

 FEB 7 1950  
 1283

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State of California,

County of San Luis Obispo ss.On this 27th day of January, 1950, before me,

a Notary Public in and for said

County, personally appeared J.H. Defosset and  
Edith Defossetknown to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same.

Witness my hand and official seal.

  
Notary Public in and for said County and State.**Grant Deed**

J. H. DEFOSSET AND

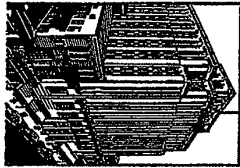
EDITH DEFOSSET

TO

L. A. WING AND

L. R. WING

Dated JANUARY 27, 1950.

TITLE INSURANCE  
AND TRUST COMPANY  
LOS ANGELES 13

TITLE INSURANCE BUILDING

1283

RECORDED AT REQUEST OF  
TITLE INSURANCE & TRUST CO.  
AT 1 MIN. PAST 2 P.M.  
VOL 551 Official Records p. 40  
SAN LUIS OBISPO COUNTY, CALIF.

FEB 7 - 1950

  
County Recorder  
Fee \$ 1.90 Indexed  
By Mary C. Sparman Deputy

Instrument Number

Order No. 426625

When recorded mail to

L. A. WING

CANTUROS

CALIF.

TITLE INSURANCE AND TRUST COMPANY  
Home Office  
433 South Spring Street  
LOS ANGELES 13  
Kern County  
1715 CHURCH AVENUE  
ARLINGTON  
Placer County  
1390 MAIN STREET, WYRENSIE  
San Diego County  
1621 CORTLAND AVENUE, SAN DIEGO 12  
San Luis Obispo County  
545 LOMB STREET  
777 HERRING STREET  
SAN LUIS OBISPO  
Santa Barbara County  
505 STATE STREET  
SANTA BARBARA  
Tulare County  
200 WEST MAIN ST., TULARE  
Ventura County  
471 E. MAIN ST., VENTURA